



**Address:** [2802 WOODLAND HILLS DR](#)  
**City:** GRAPEVINE  
**Georeference:** 46093-3-26  
**Subdivision:** WESTERN OAKS (GRAPEVINE)  
**Neighborhood Code:** 3C031L

**Latitude:** 32.8993953228  
**Longitude:** -97.1070778814  
**TAD Map:** 2120-448  
**MAPSCO:** TAR-041A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WESTERN OAKS (GRAPEVINE)  
Block 3 Lot 26

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1991

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05629977

**Site Name:** WESTERN OAKS (GRAPEVINE)-3-26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,266

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,293

**Land Acres<sup>\*</sup>:** 0.2133

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

VALANI AMAN

VALANI NIDA

**Primary Owner Address:**

2802 WOODLAND HILLS DR  
GRAPEVINE, TX 76051

**Deed Date:** 7/11/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223122910](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BONICARD ALEXANDRA SOTERA;BONICARD BRANDON	5/1/2018	<a href="#">D218094609</a>		
FREIS MARK;FREIS SHARON	6/10/2010	<a href="#">D210142333</a>	0000000	0000000
FREIS MARK;FREIS SHARON	6/26/2000	00144150000263	0014415	0000263
NELSON KAS W	9/26/1997	00129270000465	0012927	0000465
SCHAFER CARRIE;SCHAFER MARK A	8/1/1991	00103450002165	0010345	0002165
NEWPORT CLASSIC HOMES INC	1/11/1991	00101530000873	0010153	0000873
TARFIVE INC	10/27/1988	00094280000361	0009428	0000361
WILDWOOD III JV	1/1/1984	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$578,802	\$106,650	\$685,452	\$685,452
2024	\$578,802	\$106,650	\$685,452	\$685,452
2023	\$560,483	\$106,650	\$667,133	\$584,376
2022	\$424,601	\$106,650	\$531,251	\$531,251
2021	\$422,563	\$63,990	\$486,553	\$486,553
2020	\$411,010	\$63,990	\$475,000	\$475,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.